

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Berks County

State: PA

PJ's Total HOME Allocation Received: \$10,290,884

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	29			
% of Funds Committed	99.37 %	93.68 %	1	91.92 %	97		98
% of Funds Disbursed	95.80 %	87.26 %	2	82.65 %	97		98
Leveraging Ratio for Rental Activities	8.64	4.74	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.70 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	97.34 %	70.97 %	1	68.72 %	93		96
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	73.78 %	82.23 %	21	79.93 %	24		24
% of 0-30% AMI Renters to All Renters***	34.15 %	37.71 %	15	44.94 %	31		30
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.51 %	98.47 %	26	94.87 %	27		27
Overall Ranking:			In State:	3 / 29	Nationally:	83	84
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,333	\$19,492		\$25,717	164	Units	32.50 %
Homebuyer Unit	\$22,338	\$15,617		\$14,669	99	Units	19.60 %
Homeowner-Rehab Unit	\$16,388	\$15,974		\$20,391	55	Units	10.90 %
TBRA Unit	\$6,648	\$5,749		\$3,201	186	Units	36.90 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Berks County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$82,241	\$118,498	\$17,342
State:*	\$96,152	\$37,565	\$16,075
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	2.3 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	85.4	77.8	88.9	71.0	Single/Non-Elderly:	34.2	31.3	20.4	60.8
Black/African American:	7.6	4.0	5.6	22.6	Elderly:	50.0	0.0	37.0	3.8
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	12.0	30.3	24.1	24.7
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	1.3	34.3	14.8	6.5
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.5	4.0	3.7	4.3
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	7.0	17.2	5.6	6.5					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	76.6	22.2	35.2	55.4	Section 8:	22.2	1.0 [#]		
2 Persons:	8.2	30.3	25.9	19.9	HOME TBRA:	1.3			
3 Persons:	8.2	20.2	13.0	15.1	Other:	20.3			
4 Persons:	5.7	16.2	14.8	3.8	No Assistance:	56.3			
5 Persons:	0.0	9.1	7.4	3.2					
6 Persons:	0.0	1.0	1.9	1.1					
7 Persons:	0.0	1.0	1.9	1.6					
8 or more Persons:	1.3	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			91	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Berks County

State: PA

Group Rank: 83
(Percentile)

State Rank: 3 / 29 PJs

Overall Rank: 84
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	97.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	73.78	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	94.51	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.62	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

